

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24	-26	RIVER ST, ARLINGTON

OWNERSHIP

Owner 1:	CARELLA VINCENZO A-ETAL		
Owner 2:	CARELLA CATHARINA		
Owner 3:			
Street 1:	16 HOLTON ST		
Street 2:			
Twn/City:	WINCHESTER		
St/Prov:	MA	Cntry:	
		Own Occ:	N
Postal:	01890	Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Crtry:	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2150 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	451,200	Spl Credit	Total:	451,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4800.000	415,000	4,600	451,200	870,800		26947
							GIS Ref
							GIS Ref
Total Card	0.110	415,000	4,600	451,200	870,800	Entered Lot Size	
Total Parcel	0.110	415,000	4,600	451,200	870,800	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card:		405.02	/Parcel:	405.0	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	415,200	4600	4,800.	451,200	871,000	871,000	Year End Roll	12/18/2019
2019	104	FV	323,000	4600	4,800.	479,400	807,000	807,000	Year End Roll	1/3/2019
2018	104	FV	323,000	4600	4,800.	349,700	677,300	677,300	Year End Roll	12/20/2017
2017	104	FV	302,800	4600	4,800.	304,600	612,000	612,000	Year End Roll	1/3/2017
2016	104	FV	302,800	4600	4,800.	259,400	566,800	566,800	Year End	1/4/2016
2015	104	FV	269,500	4600	4,800.	253,800	527,900	527,900	Year End Roll	12/11/2014
2014	104	FV	269,500	4600	4,800.	208,700	482,800	482,800	Year End Roll	12/16/2013
2013	104	FV	280,500	4600	4,800.	198,500	483,600	483,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

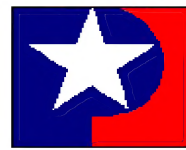
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
1/12/2009	Meas/Inspect	189	PATRIOT
3/20/2000	Inspected	270	PATRIOT
3/1/2000	Measured	263	PATRIOT
8/28/1993		KT	

Sign:
VERIFICATION OF VISIT NOT DATA
__/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	26947
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

!3315!

PRINT

Date	Time
12/10/20	18:35:48

LAST REV

Date	Time
04/02/19	15:23:01

aprc

3315

PAT ACCT.

